

Approved

MINUTES OF SPECIAL MEETING

Pawtucket Redevelopment Agency

175 Main Street, Pawtucket, RI 02860

February 28, 2012 @ 12:15 p.m.

1. ATTENDENCE:

Chairman Roger Lemoie called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present: Francis Crawley, Larry Monastesse, John Baxter and Andrew Pieper.

Also present were: Michael P. Davolio, Executive Director, Barney S. Heath, Assistant Director, R. Kevin Horan, PRA Attorney, Linda Elliott, Rehabilitation Coordinator, Richard Lavalley, Fiscal Manager and Susan Rivet.

2. PUBLIC INPUT: None

3. MINUTES OF PREVIOUS MEETING:

Upon a motion by Mr. Baxter, seconded by Mr. Crawley, the minutes from January 31, 2012 PRA meeting were unanimously approved.

4. BILLS:

Upon a motion by Mr. Crawley, seconded by Mr. Baxter and unanimously approved, bills totaling \$26,427.98 were approved for payment.

5. REPORTS:

(A) Residential Rehabilitation Loan Program:

Mr. Heath reported that there were no applications received for either program. Mr. Heath indicated that he has received three proposals for the Housing Rehabilitation Services and two of them came through very well. Mr. Heath stated that Community Opportunities Group (COG) out of Boston seemed very qualified and well acquainted with the program. Another proposal was from PCDC. Mr. Heath stated they will require a little bit of training. Mr. Heath reported that the COG could possibly train the PCDC for a period of time and have PCDC ready to take over in a year. Mr. Heath reported that he plans to meet with COG in the coming month to work-out an arrangement that could be presented to the Agency.

(B) Loan Delinquencies:

Attorney Horan stated he sent a letter to Sheila Fischer regarding her 3 month delinquency, but has not heard from her as of today. Mr. Heath stated he will have Olivia Martins put a phone call in to Ms.

Fischer and see what the issue is before pursuing legal action.

Mr. Heath reported that Toyin Wilcox's residential property is in the foreclosure stages. Mr. Heath reported that Chase Bank is asking the PRA for approval for a short sale for her home. Chase Bank has requested that the PRA accept \$6,000 to both release the current lien on the property and release the borrower from any personal liability.

Upon a motion made by Mr. Baxter and seconded by Mr. Pieper and unanimously approved to respond back that the PRA will accept \$6,000 in the short sale to release the lien on the property only and not the borrower from personal liability.

6. RETURNING BUSINESS:

(A) Chester Building:

(1) Financial Statements:

Mr. Lavallee presented the January 2012 financial statements.

(2) Chester Building Update:

a. Signage Program Proposal:

Mr. Heath reported that he is not in a rush to get this done until the office spaces are filled with new tenants. Mr. Heath also reported he is looking into getting an estimate for the cost and will come back to discuss the pricing.

b. RIPTA Update:

Mr. Davolio reported that RIPTA has agreed to pay for the damages that incurred near the bus stop at this building. Mr. Davolio stated that he received a price of \$1,800 for replacement of the stone slab as well as the brick work which came in at \$2,900. Mr. Davolio also reported that a glass replacement is needed on the bus shelter which he is awaiting a quote.

c. Visitor Center Update:

Mr. Davolio reported that the Visitor Center will be re-opening on March 10th for the weekend only. Mr. Davolio also reported that he hopes the Visitor Center will open full time starting March 24th. Mr. Davolio reported that the flooring needs to be completed for this to happen. Mr. Davolio stated that he is relying on a commitment from the Blackstone Heritage Corridor Commission in the amount of \$10,000 towards the operation of the Visitor Center. Mr. Davolio is asking the PRA to contribute up to \$10,000 to operate the Visitor Center if the Blackstone Heritage Corridor Commission is unable to. Mr. Davolio reported it costs about \$300 to run the Visitor Center

every day.

Upon a motion made by Mr. Baxter and seconded by Mr. Pieper and unanimously approved for the PRA to contribute up to \$10,000 to re-open the Visitor Center from March 3rd – June 30th on the terms if the Blackstone Heritage Corridor Commission does not come through with the \$10,000 contribution.

d. Second Floor Vacancies:

Mr. Davolio reported that the Mayor has been working with the Governor's Office in regards to having the Dept. of Labor and Training (Network RI) stay at least until the end of June or July for an agreed upon lump sum.

Mr. Davolio also reported that Salve Regina University does not intend to renew their lease, which will expire at the end of August.

(B) Property Disposition Updates:

1. 335 Main Street (Old Colony Bank):

Mr. Heath reported that there is a meeting tomorrow with PCDC to determine their continued interest in the property. Mr. Heath stated the Historic Tax Credit may be considered again as part of the current legislative session.

2. Front Street:

Mr. Heath stated he has a Resolution to authorize the Executive Director to execute a quitclaim deed for these three properties on Front Street to transfer ownership to Collette Travel for the purchase price of \$1.00.

Upon a motion made by Mr. Baxter and seconded by Mr. Monastesse and unanimously approved for the Executive Director to execute a quitclaim deed for these three properties on Front Street to transfer ownership to Collette Travel for the purchase price of \$1.00.

3. 354 Pine Street Brownfield Clean-up:

Mr. Heath indicated that there is a funding gap between the funding required to fully remediate the site and the available brownfields clean-up funding from the Environmental Protection Agency.

(C) Litigation Matters:

1. Silver Top Diner:

This matter was to be taken up in the Executive Session.

(D) Foreclosure Response Program Update:

1. 116-118 Prospect Street:

Mr. Heath reported that he is meeting with the architect on Friday and will have more information at the next agency meeting.

(E) PRA Commercial Load Activity Update:

1. McDevitt Building, 23 Broad Street:

Mr. Heath reported that the PRA provided them with a loan in the amount of \$100,000 to get the major issues of fire code in order. They would like to get another store front on the first floor, but the Pawtucket Fire Department needs to see them achieve significant progress on five code issues on the other parts of the building.

2. Municipal Parking Garage Storefront Façade Redesign:

Mr. Heath reported that next month he will hold a presentation on this matter. Mr. Davolio stated that the City Council did approve a lease for another tenant and the Fire Marshall stated certain work that needs to be done and will come back next month with more information on this matter.

7. NEW BUSINESS:

(a) Reassignment of duties for Michael Johnston:

Mr. Heath requested that the Agency consider shifting Michael Johnston's (PRA Maintenance) hours from security duties at Salve Regina at night to daytime (7-3:00 p.m.) so that he could provide better building management duties.

Upon a motion made by Mr. Monastesse and seconded by Mr. Crawley and unanimously approved for Michael Johnston to be put on as a full-time position for Maintenance in the building.

(b) Call for Executive Session at 1:30 P.M. under 42-46-5 (a) (2) session related to litigation vs. Patricia Brown:

Upon a motion by Mr. Baxter, seconded by Mr. Crawley and approved on a roll call vote 3-0, it was approved to close the regular session and convene into Executive Session for the purposes of discussion litigation matters.

(c) Upon a motion by Mr. Baxter, seconded by Mr. Monastesse and unanimously approved on a roll call vote 3-0, it was approved to reopen the regular meeting and seal the minutes of the Executive Session.

8. NEXT MEETING:

The next meeting will be held on Tuesday, March 27, 2012 at 12:15 p.m.

9. ADJOURNMENT:

There being no further business, upon a motion by Mr. Baxter, seconded by Mr. Crawley and unanimously approved, the meeting was adjourned at 2:15 p.m.